

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

6 Phyllis Crescent, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$725,000

Median sale price

Median price \$745,000

Property Type House

Suburb McKenzie Hill

Period - From 01/01/2021

to 31/12/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Woodman Dr MCKENZIE HILL 3451	\$765,000	10/12/2021
2	7 Phyllis Cr MCKENZIE HILL 3451	\$695,000	20/01/2022
3	10 Phyllis Cr MCKENZIE HILL 3451	\$685,000	16/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28/02/2022 10:37



 4  2  2

Property Type: House
Land Size: 695 sqm approx
Agent Comments

Indicative Selling Price
\$725,000

Median House Price
Year ending December 2021: \$745,000

Comparable Properties



6 Woodman Dr MCKENZIE HILL 3451 (REI/VG) **Agent Comments**

 4  2  2

Price: \$765,000
Method: Private Sale
Date: 10/12/2021
Property Type: House
Land Size: 704 sqm approx



7 Phyllis Cr MCKENZIE HILL 3451 (REI/VG) **Agent Comments**

 3  2  2

Price: \$695,000
Method: Private Sale
Date: 20/01/2022
Property Type: House
Land Size: 699 sqm approx



10 Phyllis Cr MCKENZIE HILL 3451 (REI/VG) **Agent Comments**

 3  2  2

Price: \$685,000
Method: Private Sale
Date: 16/03/2021
Property Type: House
Land Size: 930 sqm approx